

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: MCGREGOR
Local Government Number: 22G192

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MCGREGOR CONSOLIDATED URBAN RENEWAL	22006	6

TIF Debt Outstanding: 1,209,199

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	122,634	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	239,534
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	239,534

Rebate Expenditures:	24,698
Non-Rebate Expenditures:	248,650
Returned to County Treasurer:	0
Total Expenditures:	273,348

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	88,820	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 847,031**

Urban Renewal Area Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR CONSOLIDATED URBAN RENEWAL
 UR Area Number: 22006
 UR Area Creation Date: 04/1989

To create a strong economy, jobs and a strengthen the tax base. To provide land for residential, commercial and industrial growth. To make industrial expansion economically feasible for businesses. To provide a more marketable and attractive investment climate through the use of federal, state and local incentives. To stimulate investment in residential, industrial and commercial expansion. To develop a sound economic base to encourage future growth and expansion. To promote economic development. To combat blight and deterioration.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MCGREGOR CITY/MFL-MARMAC SCH/RIDGEWOOD WEST TIF INCREM	22109	22098	4,205,611
MCGREGOR CITY/MFL-MARMAC SCH/DOWNTOWN TIF INCREM	22124	22125	1,637,407
MCGREGOR CITY/MFL-MARMAC SCH/TURNER PARK TIF INCREM	22150	22151	35,526
MCGREGOR CITY/MFL-MARMAC SCH/OLD MAN RIVER TIF INCREM	22174	22175	410,689
MCGREGOR CITY/MFL-MARMAC SCH/HEALTH CARE OF IA AL REBATE TIF INCREM	22178	22179	667,770
MCGREGOR CITY/MFL-MARMAC SCH/GEHRMANN REBATE TIF INCREM	22180	22181	233,344

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,869,530	6,558,849	0	0	-16,668	15,411,711	0	15,411,711
Taxable	0	4,684,583	6,558,849	0	0	-16,668	11,226,764	0	11,226,764
Homestead Credits									42

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

122,634

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 239,534
 TIF Sp. Revenue Fund Interest: 0
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Projects For MCGREGOR CONSOLIDATED URBAN RENEWAL

Ohmer Ridge Sub-Division

Description:	infrastructure development for residential sub-division
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Riverfront Improvements

Description:	Riverfront bank stabilization, park improvement, pier Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Main Street Beautification

Description:	Street, storm sewer, sanitary sewer improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Old Man River Rebate Agreement

Description:	Old Man River Brewery
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Gehrman Construction Rebate Agreement

Description:	Gehrman Construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Health Care of Iowa Rebate Agreement

Description:	Rebate agreement - Health Care of Iowa
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

2nd Street Improvement

Description:	Water/Sewer Storm sewer & street construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No

Payments Complete:	No
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LMI Housing 1st Time - 2012

Description:	1st Time Homebuyer-2012
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

LMI Housing Owner Occ-2012

Description:	Owner Occupied Housing Rehabilitation 2012
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

LMI Housing Programs-2012

Description:	NEIRHT - 2012
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

6th Street Bridge

Description:	Bridge Repair
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Eagle Drive

Description:	Construction and Surfacing of Eagle Drive to Hwy 18
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Blighted Property Restoration

Description:	Sullivan Opera House Rehabilitation
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

LMI Housing NEIRHT- 2013

Description:	NEIRHT-2013
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

LMI Sidewalk Replacement Program

Description:	Sidewalk replacement program for LMI properties
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Buell Ave. Street Construction

Description:	Straighten and resurface Buell Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MCGREGOR CONSOLIDATED URBAN RENEWAL

GO 13A - 5/1/13

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	720,040
Interest:	46,450
Total:	766,490
Annual Appropriation?:	No
Date Incurred:	05/06/2013
FY of Last Payment:	2023

GO 2012 Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	58,800
Interest:	2,058
Total:	60,858
Annual Appropriation?:	No
Date Incurred:	06/26/2012
FY of Last Payment:	2016

Health Care of Iowa Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	42,518
Interest:	0
Total:	42,518
Annual Appropriation?:	Yes
Date Incurred:	05/15/2006
FY of Last Payment:	2018

Old Man River Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	172,000
Interest:	0
Total:	172,000
Annual Appropriation?:	Yes
Date Incurred:	10/15/2007
FY of Last Payment:	2024

Gehrman Rebate - Coffee Roasters

Debt/Obligation Type:	Rebates
Principal:	69,902
Interest:	0
Total:	69,902
Annual Appropriation?:	Yes
Date Incurred:	04/29/2007
FY of Last Payment:	2019

LMI Housing Programs

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	No
Date Incurred:	09/17/2012
FY of Last Payment:	2015

Buell Ave. Street Construction

Debt/Obligation Type:	Internal Loans
Principal:	9,902
Interest:	0
Total:	9,902
Annual Appropriation?:	No
Date Incurred:	09/17/2012
FY of Last Payment:	2014

Eagle Drive Const & Resurf

Debt/Obligation Type:	Internal Loans
Principal:	45,000
Interest:	0
Total:	45,000
Annual Appropriation?:	No
Date Incurred:	06/30/2013
FY of Last Payment:	2014

6th Street Bridge

Debt/Obligation Type:	Internal Loans
Principal:	32,529
Interest:	0
Total:	32,529
Annual Appropriation?:	No
Date Incurred:	06/30/2013
FY of Last Payment:	2014

Non-Rebates For MCGREGOR CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	130,363
Tied To Debt:	GO 13A - 5/1/13
Tied To Project:	Ohmer Ridge Sub-Division

TIF Expenditure Amount:	20,856
Tied To Debt:	GO 2012 Refunding
Tied To Project:	Main Street Beautification

TIF Expenditure Amount:	45,000
Tied To Debt:	Eagle Drive Const & Resurf
Tied To Project:	Eagle Drive

TIF Expenditure Amount:	32,529
Tied To Debt:	6th Street Bridge
Tied To Project:	6th Street Bridge

TIF Expenditure Amount:	9,902
Tied To Debt:	Buell Ave. Street Construction
Tied To Project:	Buell Ave. Street Construction

TIF Expenditure Amount:	5,000
Tied To Debt:	LMI Housing Programs
Tied To Project:	LMI Housing Programs-2012

TIF Expenditure Amount:	5,000
Tied To Debt:	LMI Housing Programs
Tied To Project:	LMI Housing NEIRHT- 2013

Rebates For MCGREGOR CONSOLIDATED URBAN RENEWAL

Old Man River

TIF Expenditure Amount:	6,864
Rebate Paid To:	Old Man River
Tied To Debt:	Old Man River Rebate Agreement
Tied To Project:	Old Man River Rebate Agreement
Projected Final FY of Rebate:	2024

Gehrman Construction

TIF Expenditure Amount:	4,290
Rebate Paid To:	Tim Gehrman Construction
Tied To Debt:	Gehrman Rebate - Coffee Roasters
Tied To Project:	Gehrman Construction Rebate Agreement
Projected Final FY of Rebate:	2019

Health Care of Iowa

TIF Expenditure Amount:	13,544
Rebate Paid To:	Health Care of Iowa
Tied To Debt:	Health Care of Iowa Rebate Agreement
Tied To Project:	Health Care of Iowa Rebate Agreement
Projected Final FY of Rebate:	2018

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR CONSOLIDATED URBAN RENEWAL (22006)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/RIDGEWOOD WEST TIF INCREM
 TIF Taxing District Inc. Number: 22098

TIF Taxing District Base Year:	1988		UR Designation
FY TIF Revenue First Received:	1998	Slum	04/1989
Subject to a Statutory end date?	No	Blighted	04/1989
		Economic Development	04/1989

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,990,723	0	0	0	-14,816	7,975,907	0	7,975,907
Taxable	0	4,220,427	0	0	0	-14,816	4,205,611	0	4,205,611
Homestead Credits									35

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	74,259	4,205,611	4,205,611	0	0

FY 2014 TIF Revenue Received: 140,408

TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR CONSOLIDATED URBAN RENEWAL (22006)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/DOWNTOWN TIF INCREM
 TIF Taxing District Inc. Number: 22125

TIF Taxing District Base Year:	2000		UR Designation
FY TIF Revenue First Received:	2002	Slum	03/2000
Subject to a Statutory end date?	Yes	Blighted	03/2000
Fiscal year this TIF Taxing District statutorily ends:	2022	Economic Development	03/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	416,000	4,526,475	0	0	0	4,942,475	0	4,942,475
Taxable	0	219,718	4,526,475	0	0	0	4,746,193	0	4,746,193
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,305,068	1,637,407	1,637,407	0	0

FY 2014 TIF Revenue Received: 54,059

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TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR CONSOLIDATED URBAN RENEWAL (22006)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/TURNER PARK TIF INCREM
 TIF Taxing District Inc. Number: 22151
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	264,611	24,723	0	0	-1,852	287,482	0	287,482
Taxable	0	139,758	24,723	0	0	-1,852	162,629	0	162,629
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	253,808	35,526	35,526	0	0

FY 2014 TIF Revenue Received: 1,189

TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR CONSOLIDATED URBAN RENEWAL (22006)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/OLD MAN RIVER TIF INCREM
 TIF Taxing District Inc. Number: 22175
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	489,292	0	0	0	489,292	0	489,292
Taxable	0	0	489,292	0	0	0	489,292	0	489,292
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	78,603	410,689	410,689	0	0

FY 2014 TIF Revenue Received: 13,737

TIF Taxing District Data Collection

Local Government Name:	MCGREGOR (22G192)
Urban Renewal Area:	MCGREGOR CONSOLIDATED URBAN RENEWAL (22006)
TIF Taxing District Name:	MCGREGOR CITY/MFL-MARMAC SCH/HEALTH CARE OF IA AL REBATE TIF INCREM
TIF Taxing District Inc. Number:	22179
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,389,695	0	0	0	1,389,695	0	1,389,695
Taxable	0	0	1,389,695	0	0	0	1,389,695	0	1,389,695
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	721,925	667,770	667,770	0	0

FY 2014 TIF Revenue Received: 22,336

TIF Taxing District Data Collection

Local Government Name:	MCGREGOR (22G192)
Urban Renewal Area:	MCGREGOR CONSOLIDATED URBAN RENEWAL (22006)
TIF Taxing District Name:	MCGREGOR CITY/MFL-MARMAC SCH/GEHRMANN REBATE TIF INCREM
TIF Taxing District Inc. Number:	22181
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	198,196	128,664	0	0	0	326,860	0	326,860
Taxable	0	104,680	128,664	0	0	0	233,344	0	233,344
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	21,457	233,344	233,344	0	0

FY 2014 TIF Revenue Received: 7,805